

SCANNED

Management Certificate
(Texas Property Code Section 209.004)

Name of Subdivision: Pradera Ridge Subdivision

Subdivision Recording Data: The plat of the Subdivision is recorded as Document No. 2022-121359, in the records of the plats of Wilson County, Texas, and as amended by the amended plat recorded on December 12, 2022, as Document No. 2022-128192, in the records of the plats of Wilson County, Texas.

Declaration and Declaration Amendment Recording Data: The Declaration recorded as Instrument No. 132943 in the Real Property Records of Wilson County, Texas.

Name of Association: Pradera Ridge Homeowners Association, Inc.

Mailing Address of Association: P.O. Box 780428
San Antonio, Texas 780428

Name of Person Managing Association or Association's Designated Representative: Gerry Yost, Homeowners Service Company

Mailing Address, Telephone Number, and E-mail Address of Person Managing Association or Association's Designated Representative: P.O. Box 780428
San Antonio, Texas 780428
Phone: (210) 492-7264
Email: ger2302@att.net

Website Address of Any Internet Website on Which Association's Dedicatory Instruments Are Available: praderaridgehomeownersassociationinc.com

Amount and Description of Fee or Fees Charged by Association Relating to Property Transfer in Subdivision: Resale Certificate: \$300.00
Transfer Fee: \$50.00

Other Information the Association Considers Appropriate: Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate and performing a comprehensive physical inspection of the lots and common areas prior to purchase.

Policies of the Association:

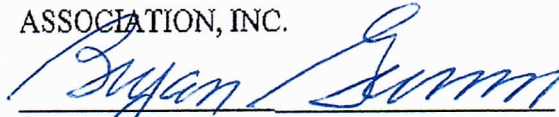
Exhibit A: Record Retention Policy

Exhibit B: Record Production and Copying Policy

Exhibit C: Alternative Payment Plan Policy

Signed the 30TH day of MAY, 2023.

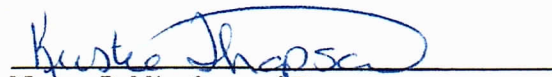
PRADERA RIDGE HOMEOWNERS'
ASSOCIATION, INC.


Bryan Gumm, President

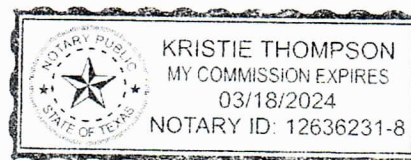
STATE OF TEXAS §

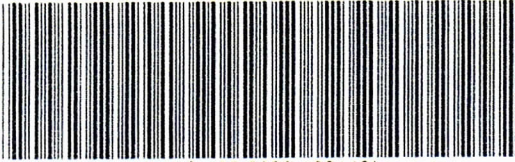
COUNTY OF HARRIS §

This instrument was acknowledged before me on the 30TH day of MAY, 2023, by Bryan Gumm, President of Pradera Ridge Homeowners' Association, Inc., on behalf of said association.


Notary Public, State of Texas

After Recording Return to:
Gerry Yost, Homeowners Service Company
P.O. Box 780428
San Antonio, Texas 780428





VG-186-2023-133118

Wilson County
Genevieve Martinez
Wilson County Clerk

Instrument Number: 133118

Real Property Recordings

Recorded On: June 05, 2023 10:02 AM

Number of Pages: 13

" Examined and Charged as Follows: "

Total Recording: \$70.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY
because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 133118
Receipt Number: 20230605000015
Recorded Date/Time: June 05, 2023 10:02 AM
User: Gayle R
Station: cclerk04

Record and Return To:

BRYAN GUMM



STATE OF TEXAS
Wilson County

I hereby certify that this Instrument was filed in the File Number sequence on the date/time
printed hereon, and was duly recorded in the Official Records of Wilson County, Texas

Genevieve Martinez

Genevieve Martinez
Wilson County Clerk
Floresville, TX